



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-121498 LD
Project Name/Address: Skanska
10660 NE 8th Street
Planner: Toni Pratt, Senior Planner
Phone Number: (425) 452-5374

Minimum Comment Period Ends: October 10, 2019

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:

Joni Pratt
9/19/19

NE 8th

Design Review Submittal
August 26, 2019

Environmental Checklist / Preliminary SEPA

SKANSKA

PICKARD CHILTON

 **adamson**
ASSOCIATES, INC.

HARGREAVES
ASSOCIATES

MAGNUSSON
KLEMENCIC
ASSOCIATES

 **TENW**

Received
AUG 28 2019



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
NE8
2. Name of applicant: [\[help\]](#)
SCD NE 8TH LLC
3. Address and phone number of applicant and contact person: [\[help\]](#)
Christian Gunter
SCD NE 8th LLC
c/o Skanska USA Commercial Development
221 Yale Ave N, Suite 400
Seattle, WA 98109
206-726-8000
4. Date checklist prepared: [\[help\]](#)
May 17, 2019
5. Agency requesting checklist: [\[help\]](#)
Development Services - City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Design: 4Q18 - 1Q20
Permitting: 1Q19 - 4Q20
Excavation and Shoring: 1Q20
Garage: 3Q20
Tower: 4Q20

Demolition: 1Q20 - 2Q20
Construction: 2Q20 - 3Q22
Occupancy: 3Q22
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
SSI & Environmental Site Assessment Report by Farallon Consulting, LLC dated 10.08.2018

Ph1 ESA Report by Farallon Consulting, LLC 10.08.2018

Preliminary Geotechnical Engineering Report by GeoEngineers, Inc. dated 5.8.2018
9. Do you know whether applications are pending for governmental approvals of other proposals

directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None pending.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
NE 8th will need permits for the following:

*Design Review
Boundary Lot Line Adjustment
Demolition
Clearing and Grading
Right of Way
Landscape Vegetation
Excavation and Shoring
Smoke Control
Utility Extension
Garage building
Tower building
Mechanical and energy code
Electrical
Plumbing
Side Sewer
Utilities
Storm connection
Water service
Fire Alarm, Fire Sprinkler*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
[\[help\]](#)

The site is a single parcel covering 77,005 sf. Three existing structures (known as the Costain Building, Palace Rugs Building and Gelati Place) on site will be demolished.

The proposal consists of a 26-story office building with five underground parking levels. The above grade GSF is 556,511 of which roughly 12,000 is ground floor retail use. The parking levels include approximately 850 stalls over 332,500 GSF.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

ADP

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The site is located on the northern side of NE 8th Street between 108th Avenue NE and 106th Avenue NE in Bellevue. The site is comprised of one parcel (get new number from BLA), and is bordered on the east by 108th Avenue NE and on the east by a two story commercial building (TPN #1544600160).

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☐ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Sloping*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Roughly 3% along NE 8th Street.

Slopes are closer to 12% at garage entry at NE 9th Place.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The general soils are fill overlying competent glacially consolidated soils. Fill generally consisted of loose to dense silty sand with variable gravel content and occasional brick and wood debris. The glacially consolidated soils consisted of till-like deposits, cohesionless sand and gravel and transitional bed deposits.

The site is not agricultural land of any long-term commercial significance.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

To accommodate below grade parking and foundations, a total of around 180,000 cubic yards will be excavated from the site. The excavation covers more or less the whole site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No. Erosion control measures will be taken during shoring and excavation. The project will be constructed in compliance with Bellevue grading and stormwater codes.

ADP

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

The majority, roughly 70,700 sf of the site will be covered with impervious surfaces. Roughly 6,300 sf is expected to be planted over the site.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

A TESC plan in accordance with City of Bellevue standards will be provided. The site will be fully stabilized (paved and landscaped) prior to the end of construction.

It is not anticipated that any erosion will occur during construction. The project will be constructed in compliance with all code required erosion control measures, including but not limited to the below:

- 1. Diverted flows*
- 2. Interceptor trenches*
- 3. Sediment trap*
- 4. Filter fabric fencing*
- 5. Rock check dams*
- 6. Inlet protection*
- 7. Dust control*

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Some dust and construction equipment emissions will occur during the demolition and construction phases of the project. This includes exhaust from construction equipment and delivery trucks.

As part of the demolition of the project, the contractor will be required to identify and remove any found hazardous materials as required by law and best practices.

Aside from automobile emissions associated with tenants and service providers, emissions to the air will include HVAC, retail exhaust and garage exhaust typically associated with an office building.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No. YES; EMISSIONS FROM SURROUNDING ROADS

ADP

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Automobile emissions from surrounding roads.

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
NA
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
During wet weather surface water is diverted from the slope and directed to a sump or discharge location.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
NA

c. Water runoff (including stormwater):

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- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Roofwater and stormwater will sheet flow and be collected and detained in a series of catch basins and eventually conveyed to the City of Bellevue storm drain main per City of Bellevue standards.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
It is not anticipated that any waste material will enter ground or surface waters. Runoff from pollution-generating hard surfaces will be treated per City of Bellevue standards.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

The project will provide erosion and sedimentation control measures during construction.

Post construction stormwater will be collected and conveyed to system per City of Bellevue standards.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *Oak*

☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒shrubs

☐grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All. Two oak trees, two evergreen trees, miscellaneous individual shrubs and flowers in small planting areas around existing buildings.

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- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
No threatened or endangered species are known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
Regionally-appropriate style landscaping including native plants. Refer to the landscape plans submitted with the application.
- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None known to be on or near the site.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☐songbirds, other: *Birds typically found in an urban environment have been observed at the site: sparrows, crows, starlings.*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *No mammals observed on or near the site.*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *No fish observed on or near site.*

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None known to be on or near site.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
N/A
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
N/A

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
The project will utilize:

Electricity: to power mechanical equipment for heating/cooling, and building electrical use.

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Natural Gas: to support potential restaurant tenants, and building mechanical.

Solar: the project is being designed as "PV ready", providing space and infrastructure for future PV panels.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

Potentially, as the tower will cast shadows onto the surrounding properties. Refer to the project shadow analysis.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The project's mechanical and electrical systems are in the design phase; final design will heavily influence level of energy conservation.

The project is targeting LEED Gold rating under LEED v4 for Building Design and Construction.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

No environmental health hazards will occur as a result of this project. Contaminated soils will be removed as part of construction activities in compliance with state and local regulations. As part of the demolition of the project the contractor will be required to identify and remove any found hazardous materials as required by law and best practices.

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

The past and present environmental contamination on the site is contained in the Environmental Site Assessment Report by Farallon Consulting, LLC dated 10.8.2018.

Chlorinated solvents are present in soil and groundwater beneath the site sourced from the historic dry cleaner and/or auto repair facilities that were located on the property. Additionally, petroleum-related contamination is present in soil in the vicinity of a former heating oil underground storage tank.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

Not known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced

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during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None.

- 4) Describe special emergency services that might be required. [\[help\]](#)

NA

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Additional subsurface investigation planned after demolition to facilitate excavatation.

All activities will be in compliance with state and local regulations.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

*Street traffic (cars, trucks, buses, service vehicles).
There are a number of planned construction projects within a few blocks of the project, so construction noise from those projects is likely.*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site. [\[help\]](#)

During construction: Noise typically associated with construction activity, such as truck loading and unloading, utilization of earth moving equipment, delivery and placement of materials, hammering, sawing.

Post-construction: Typical noise associated with the operation of an office building including the operation of mechanical and ventilation systems and traffic noise.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The proposed project will be constructed and operated under the requirements and restrictions of the City of Bellevue.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The project site contains commercial uses. Adjacent sites include office, commercial, residential and hotel uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to

nonfarm or nonforest use? [\[help\]](#)

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

The site contains three (3) existing structures:

Costain Building, 10660 NE 8th Street - a two-story masonry building, with a cement basement. The building is 5,500 SF, and was built in 1956.

Palace Rugs Buildings, 10660 NE 8th St - a one-story masonry building of 4,115 SF, and was built in 1955.

Gelati Place, 10630 NE 8th Street - a one-story wood frame building of 16,625 SF built in 1977.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, all structures described above will be demolished.

Costain Building, 10660 NE 8th Street - a two-story masonry building, with a cement basement. The building is 5,500 SF, and was built in 1956.

Palace Rugs Buildings, 10660 NE 8th St - a one-story masonry building of 4,115 SF, and was built in 1955.

Gelati Place, 10630 NE 8th Street - a one-story wood frame building of 16,625 SF built in 1977.

- e. What is the current zoning classification of the site? [\[help\]](#)

DT-O-2-N

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Bellevue Comprehensive Plan, Downtown/DT-O-2-N

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

NA

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The project will accommodate approximately 2500 occupants.

- j. Approximately how many people would the completed project displace? [\[help\]](#)
The current site contains eleven retail businesses employing approximately fifty (50) people. All businesses will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
The landlord has been transparent about property's future development. Landlord will provide tenants' with six (6) month notice to vacate.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Typical entitlement process with the City of Bellevue, meetings with the local community, use of skilled design professionals.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
NA

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NA, office project.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
NA, as no residential units are currently on site.
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
NA

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
The maximum height in the current design is ~396' above grade. The principal exterior building material is glass, with exposed structural metal elements.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Southern views from 929 108th Ave NE will be obstructed with the proposed development, as well as partial views to the west from 10800 NE 8th Street. The project is designed to meet the City's guidelines related to height, bulk and scale.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

ADD

The massing provides a series of moves to address potential impacts which will respect the neighborhood context, enhance public domain and minimize visual impact. The setback from NE 8th Street provides room for a more interesting streetscape and more open views.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
The project will reflect some amount of sunlight due to exterior windows. It is expected that artificial light will be used in office areas, retail areas and at the exterior / street-level pedestrian areas.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None are known at this time.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Light and glare will be reduced, directly or indirectly due to the sustainability goals and measures of this project. The project will utilize lighting levels, occupancy sensors, shades and blinds and ~~be~~ use of glare-reducing measures internally and externally.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Several opportunities abound in the immediate vicinity. Playfield, Bellevue Downtown Park, Bellevue Art Museum, Bellevue Library are all within a short walk of the project.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
The project seeks to address impacts on recreation through the design of active pedestrian open spaces along the project exterior and interior. These spaces seek to include amenities, retail opportunities and places to "take a break".

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
While the buildings are over 45 years old, none are deemed significant and are not listed in any preservation register.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
None at this time.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)
Compliance with city code regarding archeological findings.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
NE 8th Street, 108th Avenue NE, and 106th Avenue NE, all public streets, provide primary vehicular access to/from the site. Driveway and loading access is planned on NE 9th Place (a private street) which currently connects to 106th Ave NE and 108th Ave NE, and will connect to NE 8th Street via a new connection to be constructed with this project.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
The site is located near 2 transit stops on NE 8th Street (one west of 106th Ave NE and one west of 108th Ave NE). The site is also located within 0.25 miles of the Bellevue Transit Center.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
The completed project will include ~850 parking spaces. The project will eliminate ~100 above grade parking spaces.

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- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
The project will be required to construct the 2nd half of the mid-block connector road (NE 9th Place, a private road) along the extent of the project frontage. An additional private roadway connection to NE 8th Street will be constructed on the west side of the site. Frontage improvements (sidewalks, landscaping, street lighting, etc) will also be provided on NE 8th Street and 108th Ave NE, both public streets.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
The project will be located within 0.5 miles of light rail service beginning in 2023.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
Based on preliminary estimates, approximately 4,440 net new weekday daily vehicle trips are estimated. Peak volumes are expected to occur 7-9 AM and 4-6 PM, with <3% trucks. These estimates are based on data in the ITE Trip Generation manual and adopted City of Bellevue trip rates.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
The payment of transportation impact fees will be required at building permit issuance, which will help fund the City of Bellevue planned transportation improvements throughout the City. Office buildings 50,000 sq. ft. or greater and residential buildings with 200 or more units are also required to implement a Transportation Management Program (TMP) consistent with City code requirements to encourage use of non-SOV modes of transportation.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally

ADP

describe. [\[help\]](#)

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
Compliance with existing codes.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
*All utilities listed above are available except septic.
Storm water and fiber optics are also available.*
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
*Electricity - Puget Sound Energy
Natural gas - Puget Sound Energy
Water - Bellevue Utilities Department
Sanitary sewer - Bellevue Utilities Department
Storm sewer - Bellevue Utilities Department
Telephone, fiber optic cable - Quest / Century Link / Verizon
/ Comcast / others.*

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

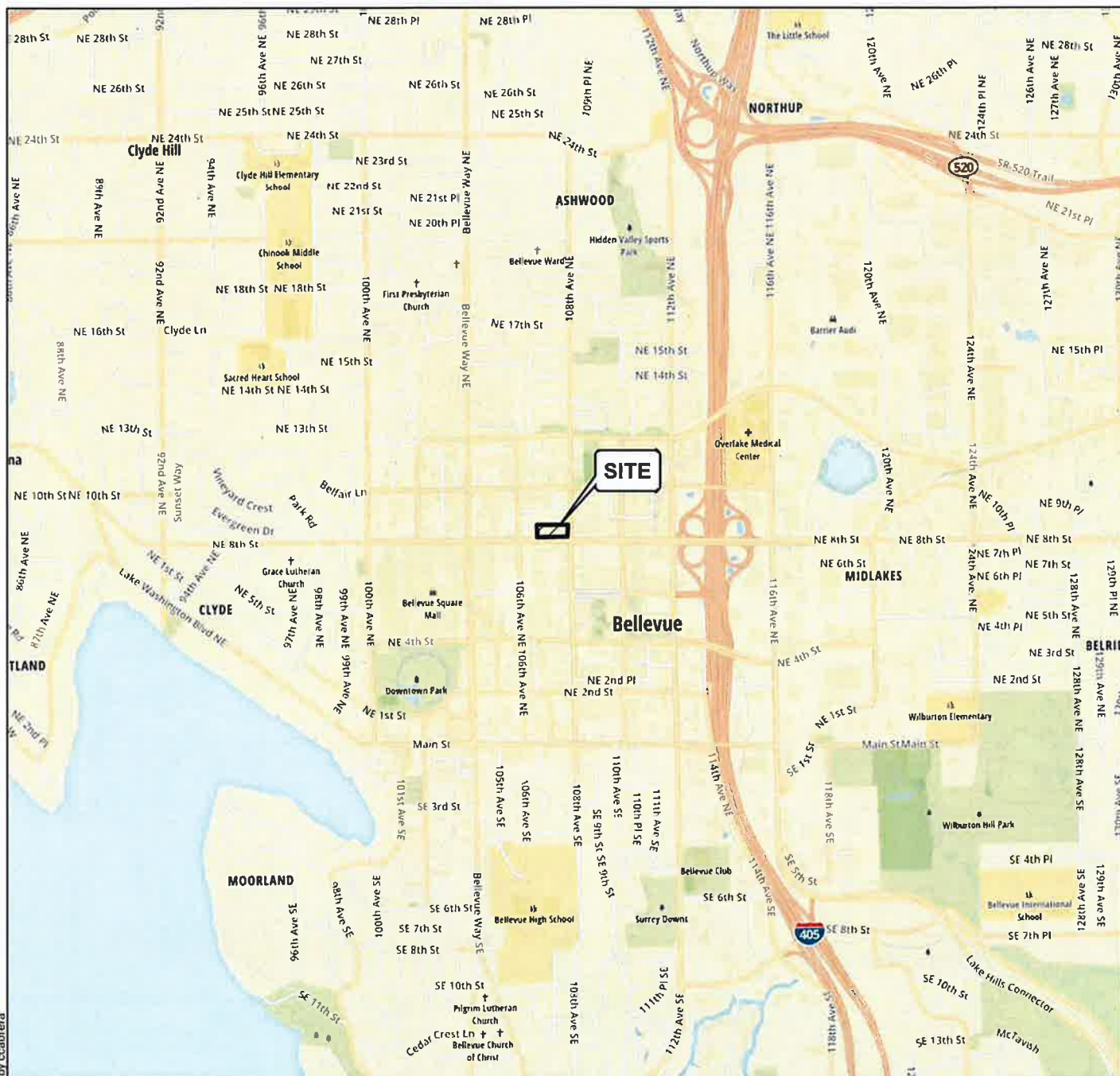
Signature:  _____

Name of signee: *Christian Gunter*

Position and Agency/Organization: *Vice President - Development, SCD NE 8th LLC
c/o Skanska USA Commercial Development*

Date Submitted: *Click here to enter a date.*





Vicinity Map

10750 NE 8th Street Development
Bellevue, Washington



Figure 1

Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Mapbox Open Street Map, 2018

Projection: NAD 1983 UTM Zone 10N